



Highlights from the Region 2025 Annual Report



Highlights from the Region

2025 was a year of change, progress, and support.

The Conservancy welcomed Amanda Littleton as executive director in May, broke ground and made significant progress on our headquarters project in downtown Keene, and completed the *Building a Resilient Future* capital campaign, raising \$7.3 million dollars to fund the future of conservation work in the region. We connected with our community through events, workshops, and our ever-expanding trail network. Most importantly, the Land Protection team completed three projects, adding over 300 acres in Antrim, Westmoreland, and Fitzwilliam, to the roughly 24,000 acres the Conservancy has protected throughout the Monadnock region since 1989.

Your support is making a huge difference. Conserved forests provide a home to wildlife and store carbon which helps to mitigate risks, like flooding, associated with climate change. Conserved farmland continues to provide our community with locally raised and grown food, helping to maintain the benefits and character of the Monadnock region. The Conservancy's new headquarters in downtown Keene, which will be completed in the Summer of 2026, will be a place to focus efforts and take community engagement to the next level. You make all this possible. In the following pages, we invite you to learn more about what your support accomplished in 2025.



From Executive Director Amanda Littleton

Joining the team at the Monadnock Conservancy in 2025 has been an incredible gift. I am continually moved by the depth of commitment to conservation demonstrated by the staff, board, and supporters. We have so much work to do protecting this special region and I'm truly grateful to be surrounded by a community like you who care deeply about the land.

Thank you for all the insights, advice, and support you have shared during my first year. Hearing your passion and dedication offers inspiration; so please stay in touch as I welcome the opportunity to keep learning from you!



CAMPBELL POND

133 acres – Antrim



A view of Campbell Pond, where 133 acres of the surrounding forest were forever conserved in July of 2025

In July of 2025, the Conservancy accepted the donation of a conservation easement covering 133 acres of forest in Antrim, New Hampshire, on the southern side of Riley Mountain, near Franklin Pierce Lake. The Town of Antrim, through the Antrim Conservation Commission (ACC), purchased the property from the Monadnock Paper Mills and then worked with the Conservancy's Land Protection team to find the best solution for conserving these beautiful acres. The Conservancy is grateful to the Town of Antrim, with assistance from the Land & Community Heritage Investment Program (LCHIP), for covering costs associated with the project.

Conserving these 133 acres provides many great benefits to the community in Antrim. The property connects directly to an additional 312 acres of conserved land, creating a connected and conserved habitat for Antrim's local wildlife – vital spaces as animals adapt to climate change. The property also has the potential to increase access to the outdoors for the community in Antrim. Thank you to everyone who supported the conservation of Antrim's precious outdoor spaces!

TWITCHELL

105 acres – Fitzwilliam

October brought another big win for conservation with the donation of two woodlots, totaling 105 acres, in Fitzwilliam, New Hampshire.

The first parcel is an 84-acre property which sits to the southeast of Laurel Lake in Fitzwilliam, near the Massachusetts border. This property contains a stream, forested wetlands, and wildlife habitat. Portions of the property have been deemed a priority for regional conservation organizations, including the Fitzwilliam Open Space Plan, for the wildlife habitat the forest offers.

The second piece of land is a 21-acre parcel. Parts of this property fall within an important zone which supports Fitzwilliam's water supply. The property also contains two streams and has been identified by local and regional conservation organizations as having important wildlife habitats.

Anne Twitchell, 94, of Peterborough worked with the Conservancy to see these properties protected. When asked about her decision to forever conserve her land, Anne had this to say: *"I am pleased that Monadnock Conservancy will be the guardian of these two lots in Fitzwilliam. They will be carrying on the forestry practices that David Kent has done for the past number of years, and the wildlife will continue to have a home."*



Anne Twitchell, 94, of Peterborough donated a conservation easement to forever protect 105 acres in Fitzwilliam

GOODRUMS CROSS ROAD 47 acres – Westmoreland

In October of 2025, the Conservancy finalized the purchase of a conservation easement covering 47 acres of local farmland on Goodrums Cross Road in Westmoreland, New Hampshire.

These 47 acres make up part of Chickering Farm – a dairy farm which has been in the Chickering family for over 200 years. In 2019, the Conservancy worked with Jim Chickering to place roughly 350 acres of the farm under easement. With the purchase of this additional easement, the Monadnock Conservancy will now protect and monitor roughly 400 acres of working farmland on the Chickering property.

Protecting the Goodrums Cross property brings important benefits to the community of Westmoreland. 36 of the 47 acres contain some of the best agricultural soils in the region. This property also boasts two streams, a wet meadow, and part of an aquifer – fragile underground deposits of sediment that clean and store local water supplies. In addition to the farmland and water benefits, this property also contains a variety of wildlife habitats for species that are in decline

in the region. The property also hosts a portion of a snowmobile trail that is part of the statewide snowmobile trail network.

Farmland protection is a priority for the Monadnock Conservancy. Farmland is fragile – once these soils have been developed, their ability to produce agricultural products can be lost forever. The Monadnock Conservancy prioritizes farmland protection to ensure that future generations of Monadnock region residents can enjoy the bounty, and beauty, of our region's farms.

In addition to the support from our donor community, the Conservancy would like to thank the institutional funders who supported the project, including New Hampshire's Land and Community Heritage Investment Program (LCHIP), New Hampshire State Conservation Committee's Conservation Moose Plate Grant Program, the New Hampshire Charitable Foundation's Thomas W. Haas Fund, the New Hampshire Department of Environmental Service's Local Source Water Protection Program, and the Town of Westmoreland's Conservation Commission.

Building Momentum



In 2025, the Monadnock Conservancy broke ground on a permanent and sustainable headquarters project in downtown Keene - a first for the Conservancy in its nearly 37-year history. Many of you gave, and gave generously, to the capital campaign that made this possible, and we couldn't be more grateful for your commitment to the Conservancy's future.

We are already putting your donations to work. To date, the Conservancy has hired two of the four positions envisioned by the capital campaign, with two more people coming onboard in February 2026. The most exciting news comes from the headquarters project, where the Conservancy's design and construction team (which includes SP Architects, Bensonwood Homes, and Chapman Construction) have already made incredible progress. We are so pleased to share that we are on track to open to the public in the Summer of 2026.

Having a building to focus the Conservancy's work and deepen our engagement to the community is a win unto itself. But this building is special: At every step in the construction process the team stayed laser-focused on using techniques and materials that meet the highest standards of sustainability. Ensuring this building is green in every sense (but the color) is an incredibly important goal for the Conservancy and the Board of Trustees.

To meet this goal, we brought in experts, including Sheldon Pennoyer of SP Architects who is no stranger to designing Net-Zero (meaning the building will use virtually no fossil fuels to operate) buildings. Sheldon's firm, SP Architects, recently completed a headquarters project for the Southeast Land Trust (SELT), to name just one of his many sustainable projects. We asked Sheldon



A view of the construction process from the early fall of 2025

Land that serves Chickering Farm in Westmoreland was forever conserved in October of 2025

Building Momentum, *continued*

how he approached the design for the Conservancy's headquarters, and he had this to say:

"We aimed to create a simple and elegant design that both staff and the community want to work in and visit, and a design that aims to reduce the amount of embodied energy and operating energy. Also, very important to us was creating a building that uses as many local healthy materials, and predominantly wood fiber materials for structure, insulation, and finishes that embody carbon throughout the life of the building. There will be a solar PV system on the south facing roof that will generate the energy needed to operate the new facility throughout the year."

The landscape design was also a major consideration in shaping a design that will share the landscape with a public park. There will be a terrace garden space that can be used for Conservancy events and staff meetings, surrounded by pollinator gardens. And of course, this site is adjacent to the Ashuelot River Park, to connect Keene's community to the work."

With the design complete, the Conservancy then turned to Bensonwood Homes out of Walpole, experts in a modern manufacturing technique that they call Tektoniks. Tektoniks is a process where the walls,

roof, and other pieces of the building are put together and insulated in the Bensonwood facility in Keene and then transported to the site where a crane drops them into place. By manufacturing these pieces ahead of time, Bensonwood creates buildings that are energy efficient and (relatively) quick to assemble.

We asked Seth Clarke from Bensonwood to talk us through the unique way Bensonwood supports sustainability, and he had this to say:

"Unlike conventional site-built construction, Bensonwood uses an offsite, precision-engineered approach. Our building components are fabricated in a controlled environment, which dramatically reduces material waste and improves quality. This process also shortens on-site construction time, minimizing disruption and lowering the carbon footprint associated with transportation and staging. By integrating advanced modeling

and high-performance materials from the start, sustainability isn't an afterthought—it's embedded in every step."

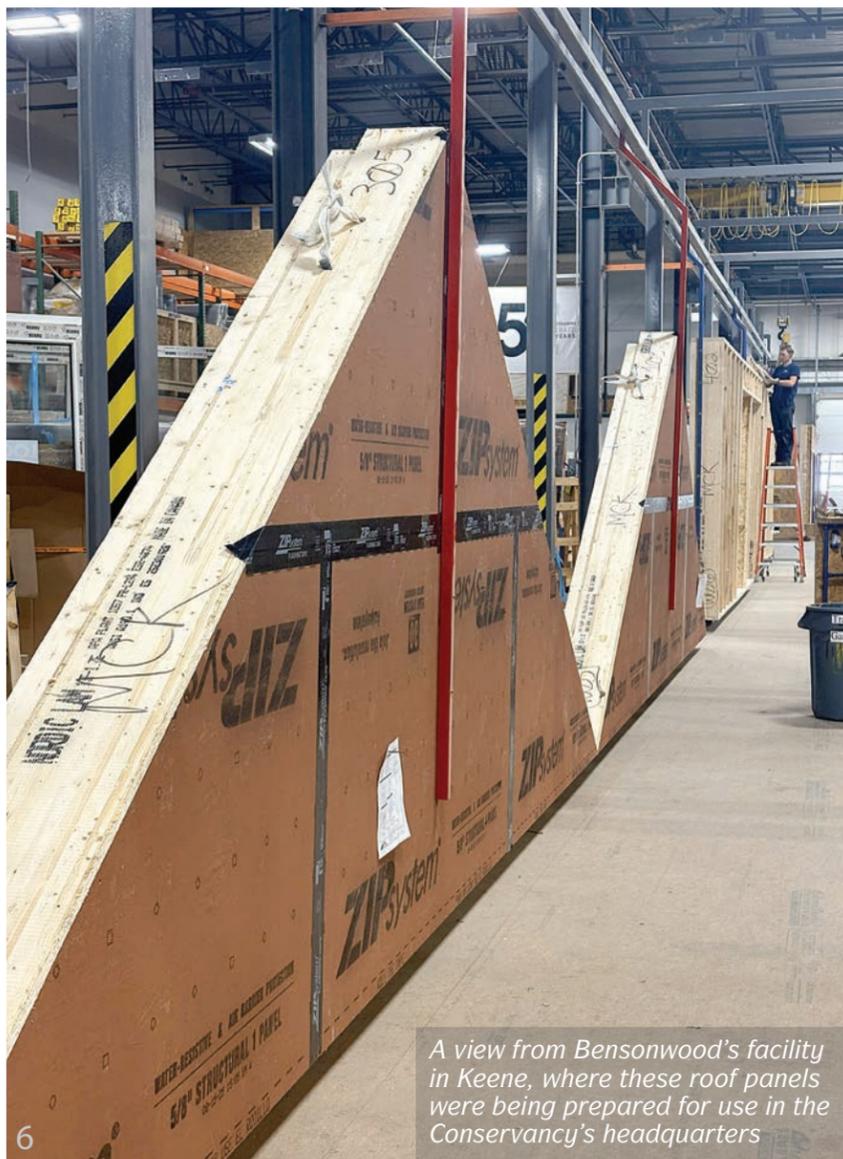
With the building designed and the components in place, the Conservancy turned to Chapman Construction to do the heavy lifting needed to bring the design and elements to life. Chapman has been an excellent partner, bringing both commitment to sustainability and years of experience to the project. We asked John Hyde, Director of Sustainability at Chapman Construction to talk us through how Chapman approached the project.

"[Chapman Construction] chooses to build sustainably, regardless of client or architect goals, on all of our projects. For Monadnock Conservancy, this means applying best practices around energy use, water conservation, embodied carbon, jobsite health and wellness, and waste diversion, all tracked and documented across construction phases. Folks upstream (material suppliers) and downstream (Monadnock building occupants) are all subject to good environmental and working conditions, we strive to provide those principles to our field-based employees and subcontractors. What's special about this project is that it aligns conservation values with the built environment. And it's durable, healthy, affordable, and repeatable."

From design to construction, the Conservancy is proud to have embedded the values of the organization in every step of this process. We know that with your support, this new headquarters will be something the community can be proud of. Stay tuned to the Conservancy's social media channels and email newsletter for more information about when we will be open to the public. We can't wait to invite you in to see our new home.



The Conservancy's Board of Trustees tour the construction site



A view from Bensonwood's facility in Keene, where these roof panels were being prepared for use in the Conservancy's headquarters

Conservation and community

2025 was full of wonderful events that helped us connect to our community.

In March, we hosted our annual Stories About This Place event in Peterborough, where we were joined by an incredible group of locals who entertained us with tales of living and working in the Monadnock region. At the podium that night we were joined by Chick Colony of Harrisville Designs, Bruce Wooster from Picadilly Farm, Angelika Fretzen of the Wyss Institute for Biologically Inspired Engineering, journalist and author Paul Hertneky, and musician David Domenick who provided the soundtrack for the evening's festivities.

Cheshire Walkers, the Conservancy's walking group for seniors or anyone who prefers a slower pace with plenty of socializing, hosted nine walks in 2025. Walkers enjoyed guided hikes from conservation professionals, and that special fellowship of sharing a beautiful and peaceful walk with friends. Cheshire Walkers will return in the Spring of 2026!

With help from other conservation organizations, the Conservancy brought three workshops to life in 2025. In June, in collaboration with the Cheshire

County Conservation District, USDA Natural Resources Conservation Service, the Monadnock Bird and Nature Club, Monadnock Outdoors, and the Southeastern Vermont Audubon Society, the Conservancy presented Birding on the Farm, a chance for folks to enjoy the beauty of our winged neighbors on working farmland. In September, Stewardship Director Alex Metzger presented a workshop for landowners on managing forests and conservation more generally. This event was presented in collaboration with the Chesterfield Conservation Commission as part of the Chesterfield Watershed Health Initiative. Finally, in October in partnership with UNH Extension, the Conservancy helped host a workshop on identifying and caring for native shrubs. We were so honored by the turnout at all of these events, thank you to everyone who joined us to learn a little more about this precious place we call home.

Also in October, the Conservancy's supporters and team came together for our 36th Annual Celebration at the Showroom space in Keene. The crowd received updates on the capital campaign and building project, along with a special talk by professor and author David Sobel, an expert in the importance of outdoor play for

children. Also at the event, the Conservancy honored a few special locals who have made a positive impact on the natural world and our organization. Dr. Jacqueline Lyon received the Volunteer Award for working with our Land Protection team on a large digitization project, Michael and Kathy Nerrie received the Philip Faulkner Award for their work at Distant Hill Gardens in Walpole, and Peter Kenyon received the Founder's Award for his steadfast support and leadership within the Conservancy. Thank you to everyone who joined us for this educational and inspiring night!

Stories 2026

Stories About This Place returns to the Peterborough Town House on Friday, March 27th from 6-8pm! We have a great list of speakers for 2026 including Yankee Magazine CEO Jamie Trowbridge, Five Sigma Farm owner and operator Milton Trimitsis, entrepreneur Bob King, and Hillside Springs Farm owner and operator Kim Peavey. Pianist and composer Ben Cosgrove will provide the evenings music. Watch our social media channels and newsletter for more information including registration.



Michael and Kathy Nerrie receive the Philip Faulkner Award



Peter Kenyon receives the Founder's Award



The Cheshire Walkers listen to Richard Pendleton speak about the land



Alex Metzger educates landowners about land management and conservation.



Janine Marr helps identify native shrubs on conserved land.

Peter Rotch: A lifetime of support for the land

The Conservancy is grateful for every dollar donated to protect and conserve the land in this special place.

Some supporters go the extra mile and work with our team to donate portions of their estate to ensure their support continues beyond their lifetime. This program is called the Monadnock Forever Society, and it is a great way to ensure that what you love about this region will remain for future generations.

This month we want to highlight the support of Peter Rotch. Peter has served on the Conservancy's Board of Trustees and is a steadfast supporter of land conservation in the Monadnock region. Peter is also a member of the Monadnock Forever Society, and we wanted to ask him a few questions about his life and dedication to the land. Enjoy!

What is your personal history in the Monadnock region?

My wife and I moved to RiverMead in Peterborough in 2013, prior to that we lived in Amherst, which is close, and before that I grew up in Milford, New Hampshire. There was always some question as to whether Milford counted, but I remember growing up there were signs with pictures of apple orchards that read "Welcome to the Monadnock region". But I've been in, or very close to, the Monadnock region all of my life.

What do you love most about living here?

I like that there are opportunities to enjoy cultural events but in the context of a rural environment that is welcoming and refreshing. The mountains and the woods and the fields that surround Peterborough, and the whole region, are a great benefit.

Why did you decide to support this work past your own lifetime?

I recently looked at my charitable giving and estate planning and decided I wanted to support charitable endeavors at a local level. I feel that local giving is an opportunity to move the needle

in a significant way, that's my preference and priority. I feel strongly that giving money to local organizations like the Conservancy makes a big impact.



If you could say something to future generations about supporting land conservation, what would that be?

I would tell them that conserving land and our environment for recreation and living is so essential in our top-sy turvy world. There's serenity and peacefulness in the natural world that is missing in so much of our country. We need to protect that. I can drive or walk half of a mile from RiverMead and I get to see beautiful vistas. I would encourage the next generation to continue this work so that it doesn't disappear.

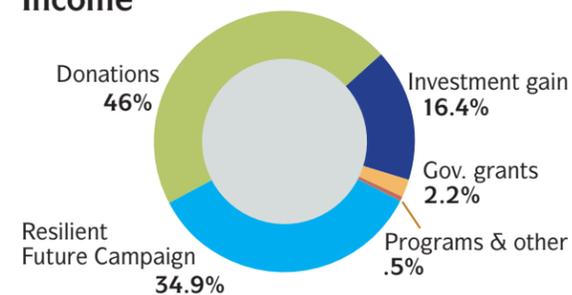
Peter, you have been a supporter of the Conservancy's work for some time. We were curious, how has the organization changed over the years?

It's become so professional in the relatively short time I've been involved. From volunteer easement monitors to professional staff, that makes a huge difference. Easement monitoring is hard work, I volunteered as an easement monitor, but having professionals that know the land, that's a significant improvement. The other thing is the Conservancy has goals that it is working towards, like farmland protection. So, it's focused and strategic in a way that most land trusts aren't necessarily prepared to do. I hope future generations will continue to support the professionalism of the Conservancy, I think that's the best way to conserve the land.



Your Support Matters

Income



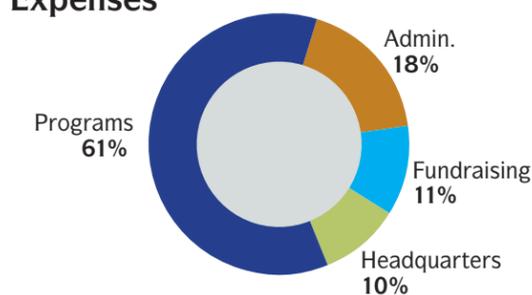
Individual, business, & foundation donations	\$ 3,256,948
Resilient Future Campaign	\$ 2,469,020
Investment & endowment income	\$ 1,159,384
Government grants	\$ 153,755
Program service revenue & misc.	\$ 38,593
Total:	\$ 7,077,700

The Monadnock Conservancy is a 501(c)(3) organization.

These numbers reflect the 2025 fiscal year (October 1, 2024, to September 30, 2025).

Complete audited financial statements are available upon request.

Expenses



Programs	
Land protection	\$ 492,259
Conservation easement stewardship	\$ 262,868
Outreach	\$ 163,799
Land management & recreation	\$ 99,753
Community conservation	\$ 61,862
Programs Subtotal:	\$ 1,080,542

New Headquarters	\$ 173,260
Fundraising	\$ 189,010
Management & administration	\$ 324,348

Total: \$ 1,767,160



If you are interested in becoming a member of the Monadnock Forever Society please contact Lindsay Tafas at 603-357-0600, ext. 113 or email Lindsay@monadnockconservancy.org.



Together, protecting forever
the land we love

PO Box 337 Keene, NH 03431-0337
603-357-0600
Info@MonadnockConservancy.org

NON PROFIT ORG.
U.S. POSTAGE
PAID
HOWARD PRINTING

Founded in 1989, the Monadnock Conservancy is a nonprofit land trust working with you and your neighbors in 39 towns throughout the Monadnock region to protect the land and water of southwestern New Hampshire.



BOARD OF TRUSTEES

- Peter Hansel**
president, Keene
- Archie McIntyre**
vice president, Dublin
- Brad Malt**
treasurer, Peterborough
- Julie Greenwood**
secretary, Keene
- Dennis Calcutt**, Frankestown
- Sarah Kossayda**, Harrisville
- Richard Drew**, Richmond
- Elizabeth McCann**, Westmoreland
- Bud Winsor**, Swanzey
- Steven Roberge**, Peterborough

STAFF

- Amanda Littleton**
executive director, Chesterfield
- Lacy Gillotti**
deputy director
- Anne McBride**
land protection director, Nelson
- Alex Metzger**
stewardship director, Manchester
- Lindsay Tafas**
development director, Jaffrey
- Martin Royle**
communications and marketing director, Walpole
- Peter Throop**
conservation project manager, Keene
- Richard Pendleton**
easement stewardship manager, Peterborough
- Kate Sullivan**
operations and development manager, Princeton, Mass.
- Janine Marr**
land and recreation manager
- Joy Fletcher**
conservation project manager, Westmoreland
- Jen Weimer**
stewardship assistant, Hillsborough
- Colleen Sculley**
conservation project manager
- Kate Witte**
community engagement manager, Putney VT



Stay connected year-round! Follow us on social media, and sign up at MonadnockConservancy.org for our monthly e-newsletter.

Printed on 100% post-consumer recycled paper using soy-based inks